

overview



City Centre Apartments
FLORENCE RENAISSANCE
Italy



ITALY

Italy is where the discerning second homebuyer chooses for his place in the sun. One of the big six countries where Britons buy – Italy's enduring appeal is in its regional diversity, food, culture and its stunningly beautiful countryside. The Italian Republic is a boot-shaped peninsula extending from the southern edge of Europe into the Mediterranean Sea. It includes the two large islands Sicily and Sardinia and many smaller ones, as well as enclosing entirely within its borders the independent nations of San Marino and the Vatican City. The population is 58 million - the vast majority (95%) of the population are Roman Catholic although there are significant numbers of Protestants and Jews. Italy consists of 20 regions, Rome is the capital with a population of 2.5 million.

The city-states which preceded modern Italy made a rich and lasting contribution to Western civilization in many different areas. The concept of a unified Italy as it exists today is a relatively recent one. The state of Italy was first organized as a constitutional monarchy under King Victor Emmanuel II in 1861, with Rome joining in 1870 and the modern Italian Republic was formed in 1948. Italy was a founding member of both the North Atlantic Treaty Organization and the European Union, and is a member of the Group of Eight

BUYERS GUIDE

The real estate sales and purchasing process in Italy is fairly streamlined and not particularly complex. For the most part, a foreign national stands in the same shoes as does an Italian citizen.

- ✓ Purchase costs 12 – 13%
- ✓ Solicitor's fees – €1,500 to €2,500
- ✓ Capital Gains Tax – after 5 years 0%
- ✓ Inheritance Tax – 0%
- ✓ Income Tax – 19% starting band
- ✓ Mortgages available of up to 80% (subject to status) (minimum loan €50,000)





FLORENCE

A visit to Florence (Firenze) is a must for any art lover. UNESCO estimates that 60% of the world's most important artworks are in Italy, with over half of them located in Florence. Situated in the northwest of Italy, surrounded by the wine-growing hills of Chianti, the city attracts rapture and frustration in equal proportions. Few can dismiss the image of Brunelleschi's cathedral dome bursting through the morning mist.

Often called the cradle of the Renaissance, Florence owes much of her wealth to the Middle Ages. Banking became big business on the back of the city's profitable wool trade and, in 1235, Florence minted the florin, the first gold coin to become standard currency across Europe, from which the city takes its name. In their turn, these bankers commissioned some of the finest art and architecture in the city. The names Strozzi, Rucellai and Pitti can be found all over Florence, but it was the Medici family (who led the city for over 300 years, off and on) that nurtured the greatest flowering of Renaissance art. The paintings of Botticelli, the sculptures of Michelangelo and the rusticated palaces of Michelozzo all flourished under their rule.





PROPERTY OVERVIEW

Florence Renaissance is opportunity for 25 lucky buyers to own a slice of Italian culture. The 25 apartments have been refurbished by the American architect Fisher and located in different buildings within close proximity to each other, in the heart of Florence. Live two minutes from Ponte Vecchio, walk the streets where artistic, literary, and scientific investigation sparked movement we now know as the “renaissance”. The apartments are all furnished with luxury classic furniture, to top class specifications. Touch the same marble that Michelangelo touched in the making of his sculptures, within the period building wherein lies your apartment. With your apartment you will benefit from an apartment with real al fresco art on the restored walls. These unique apartments offer all the facilities for luxury modern living already installed for your convenience.

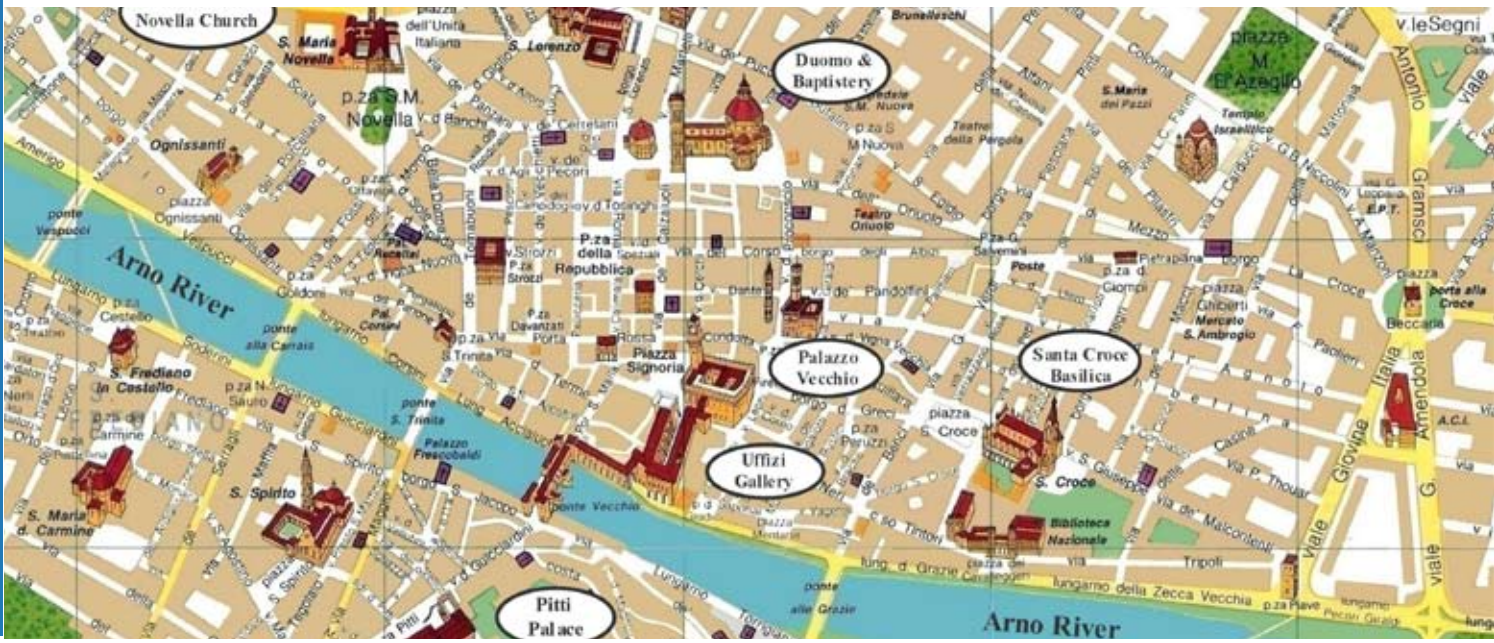
FLORENCE RENAISSANCE - AVERAGE PRICES

Type	Sq.m.	Euros
1 bedroom bathroom	45 sq m from	from €250,000
2 bedrooms bathroom	55 sq m from	from €240,000



KEY FEATURES

- ✓ The Florence market has seen steady and sustained growth over the last 30 years
- ✓ You are investing in one of the G8 countries, with a stable and secure democratic political arena
- ✓ Location is right in the very heart of Florence
- ✓ The specifications of the apartments are magnificent.
- ✓ Cotto of Florence, marble of Carrara used by Michelangelo for his sculptures, The Serena stone of Florence
- ✓ The well known superb hospitality of the Florence people
- ✓ Rental Guarantee 5.5% per annum for four years
- ✓ Buying your property at under market value
- ✓ Fully furnished in luxurious style



FLOOR PLANS

